City of Wichita, Kansas Americans with Disabilities Act Transition Plan

Harvest Park

9500 Provincial Lane

July 2005



Prepared by

DMCG

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In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	M	Criteria – L=low, M=medium, H=high				plemental Technical Finalized Information		Actions	
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
1. Parking	An appropriate number of designated accessible parking spaces do not exist.	4.1.2(5)(a), (b), 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a). In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." The existing parking lot has 49 total parking spaces and one designated accessible parking space. According to ADAAG, a minimum of 2 accessible parking spaces are required in this parking lot. Provide one additional accessible parking space. Ensure to situate the accessible spaces closest to exiting pedestrian pathways and so that individuals with disabilities will have options of parking locations. Since no existing accessible parking spaces are designated van accessible, the newly created space should be designated van accessible with a sign mounted below the symbol of accessibility. Note: Ensure that accessible spaces are located so that individuals with disabilities have a fully accessible path of travel to pedestrian sidewalks, entrances or other pedestrian pathways.	M	Н	M	1	\$200	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin, for greater clarification).			
2. Parking	Upright signage, in front of the existing designated accessible parking space, is located too low.	4.1.2(5)(b) 4.6.4	ADAAG requires accessible parking spaces to be located in each parking lot. Accessible parking spaces are required to have upright signage that includes the symbol of accessibility and van accessible signage where required. Such signs are required to be located so they can be seen with a vehicle parked in the space. This requirement can generally be adhered to with the sign mounted at 5-feet high measured to the bottom of the lowest sign. Raise the existing sign or install a new sign so that the lowest part of the sign is at least 5-feet high.	H H	Н	Н	1	\$150	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin, for greater clarification).			

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3. Parking	The existing designate accessible parking space is not accessible due to a curb ramp that protrudes into the access aisle.	4.6	Access aisles, which are adjacent to accessible parking spaces, are required to be level along the access aisles length and width. A curb ramp protrudes into the access aisle making its usability questionable. In addition, the existing curb ramp has drop-offs on each side, which may be hazardous for those using them. Modify the existing parking spaces to comply with ADAAG specifications, by removing the curb ramp from the access aisle and creating a sidewalk cut level with the existing parking lot level.	H H ®	Н	M	2	\$1,00 0	Accessible Parking Detail Access Board — Parking Technical Bulletin Building Block 5 — Curb Ramps			
4. Pedestrian Paths	An accessible path does not exist leading to the tennis courts due to a very steep running slope and an abrupt change in level, where the sidewalk meets the court surface.	4.8	The slope of the existing ramp is steeper than ADAAG's maximum of 8.33%, measuring 11.7%. In addition, ADAAG specifies that accessible routes with running slopes greater than 5% provide handrails on each side. An abrupt change in level of 1-inch exists where the sidewalk meets the tennis court surface. Create another fully accessible route to tennis court or modify the existing route so that the running slope is 8.33% or less, has handrails on each side, and no abrupt changes exist greater than ¼-inch.	M	Н	M	2 1 2 2 2 3	\$500	Ramp Detail			
5. Pedestrian Paths	An abrupt change in level exists on the path of travel leading from the men's and women's shower/locker rooms to the pool areas.	4.1.2 (2) 4.5.2	Directly outside the men's and women's shower/locker rooms a drop-off exists, measuring a 2-inch abrupt level change. According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). Modify the pedestrian path so that no abrupt change in level exists beyond ½-inch.	L ®	L	M	1 9 1 4	\$300	ADAAG			

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6. Pools	No apparent access exists leading to pool water at the kiddy pool, the main pool, or the slide.	RFFR 15.8	According to the Recreation Facilities - Final Rule (RFFR), at least two accessible means of entry shall be provided for each public use and common use swimming pool. The primary means of entry shall comply with 15.8.5 (Swimming Pool Lifts) or 15.8.6 (Sloped Entries). The secondary means of entry shall comply with one of the following: 15.8.5 (Swimming Pool Lifts), 15.8.6 (Sloped Entries), 15.8.7 (Transfer Walls), 15.8.8 (Transfer Systems), or 15.8.9 (Pool Stairs). EXCEPTION 1*: Where a swimming pool has less than 300 linear feet (91 m) of swimming pool wall, at least one accessible means of entry shall be provided and shall comply with 15.8.5 (Swimming Pool Lifts) or 15.8.6 (Sloped Entries). Provide one means of accessible entrance to pool water which complies with RFFR. Note: RFFR, created by the US Access Board, is not currently an enforceable document.	Н	Н	M	1 5 1 6 1 7	\$2,50 0	RFFR New ADAAG			
7. Counters	The poolside counter and the counter at entrance to the Pool/Bathhouse are located too high.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counters to a maximum height of 36-inches.	M	Н	M	1 8 3	\$400	ADAAG New ADAAG			
8. Restrooms/Sho wers	The men's and women's restrooms/showers do not provide Braille signage at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances.	L	L	M	9 2 0	\$50	Signage Specifications for Permanent Rooms and Spaces			
9. Restrooms/Sho wers	An abrupt change in level exists leading to the men's and women's showers.	4.1.2 (2) 4.5.2	An abrupt change in level exists, measuring 2-inchs. According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). Modify the pedestrian path to showers so that no abrupt change in level exists beyond ¼-inch.	L ®	L	M	<u>4</u> <u>1</u> <u>0</u>	\$300	ADAAG			

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10. Restrooms/Sho wers	The toilet stalls, in the men's and women's restrooms are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow stall and lack of grab bars. Modify the restroom stalls to comply with ADAAG specifications, if it is technically feasible to do so.	M H	L	M	<u>5</u> <u>1</u> <u>1</u>	\$3,00 0	Restroom Figures – Building Blocks			
11. Restrooms/Sho wers	Accessible shower stalls do not exist, in the men's and women's shower rooms, due to numerous barriers.	<u>4.1.2(</u> <u>6)</u>	Inconsistencies include, but are not limited to, lack of grab bars, lack of accessible faucet controls, entrance too narrow, lack of adjustable shower head, etc. Modify at least one shower stall to comply with ADAAG specifications. See ADAAG 4.21.	M H	M	M	<u>8</u> <u>1</u> <u>0</u>	\$2,00 0	See Attachment 5 – Accessible Shower Specifications for more information.			
12. Restrooms/Sho wers	The paper towel dispensers, located in the men's and women's restrooms/showers, are located to high.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part Placement of the existing dispensers allow only a forward reach and the highest operable part measures 54-inches Ensure at least one paper towel dispenser is within ADAAG specified reach ranges in each restroom.	M	L	M	7 1 2	\$0	See Building Block #10 – Reach Ranges #1, #2 & #3.			
13. Restrooms/Sho wers	Accessible lavatories do not exist, in the men's and women's restrooms, due to round faucet controls and exposed pipes.	4.19	Round knobs exist on the lavatories. At least one lavatory should have faucet controls that do not require a tight grasp or pinching or twisting of the wrist to operate. Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. Replace the round knobs on one lavatory in each restroom with lever type, push button or motion activation faucet controls and insulate pipes underneath.	M H	Н	M	7 1 2	\$100	See Attachment 4 – <u>Lavatory</u> <u>Specifications</u> for more information on accessible lavatories.			
14. Restrooms/Sho wers	The mirror in the women's restroom is located too high.	4.19.6	At least one mirror in each restroom is required to be located so that the bottom edge of the reflecting surface is a maximum height of 40-inches. Typically, this barrier can be removed by installing an additional full length mirror. Install a full length mirror.	L	Н	M	<u>1</u> <u>3</u>	\$25	ADAAG			

Legend: Blue font identifies hyperlinked documents – Red font indicates recommended changes to structures or policies

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15. Restrooms/Sho wers	The urinal in the men's restroom is located too high.	4.18	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 24-inches high. Modify one urinal so that the rim is no higher than 17-inches.	L	Н	M	<u>6</u>	\$100	See the Accessible Urinals figure for more details.			

Harvest Park - Conceptual Cost Projections

Total	\$10,625
Year One (Very High)	\$1,000
Year Three (High)	\$7,750
Year Five (Medium)	\$1,100
Year Ten (Low)	\$775